

Memo

Town of Clarence
Planning and Zoning

To: Town Board Members

From: Jonathan Bleuer – Director of Community Development
Andrew Schaefer – Junior Planner

cc: Town Attorney, Town Clerk, Town Engineer, Code Enforcement Officers, Planning Board Members

Date: April 4, 2025

Re: April 9, 2025 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the April 9, 2025 Town Board Agenda:

Public Hearings: Three

1. NOCO Forestry

Location: 9220 County Road. North side of County Road, east of Heise Road.

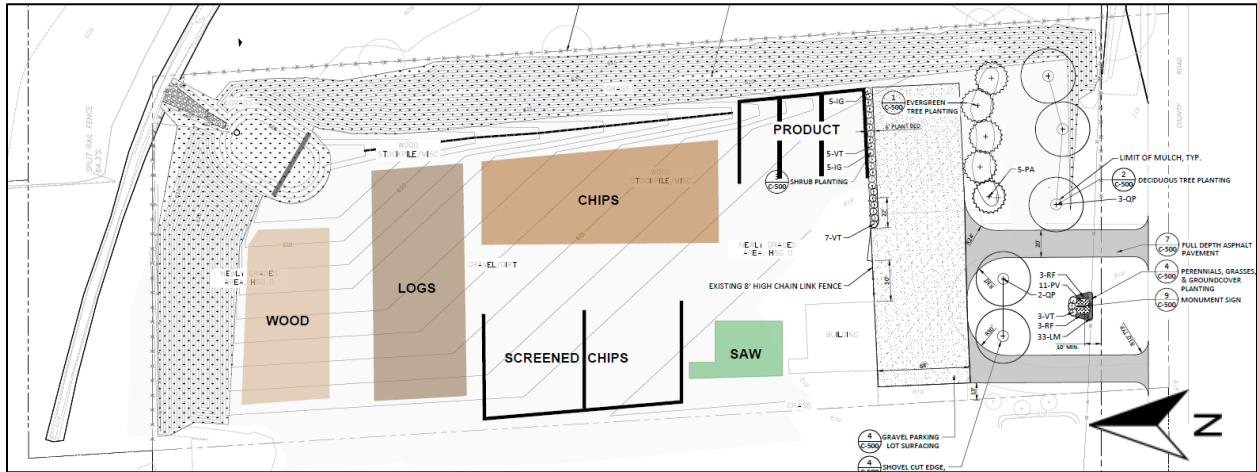
Description: 12.25-acre parcel in the Industrial Business Park zone containing an unapproved erosion control manufacturing business, formerly known as DC Supply.

Proposal: The applicant is requesting a Temporary Conditional Permit (TCP) to legally operate the existing business operation.

History: The Planning office witnessed the business operation occurring on the property, and informed the operator that a TCP was required to operate. Since that time, the business has been taken over by NOCO Forestry, who is now acting as the applicant.

This request was referred from the Town Board to the Planning Board in November of 2021. In July of 2022, the Planning Board recommended issuance of a TCP subject to thirteen conditions. Since that time, the applicant has received approval from the Engineering Department for a Stormwater Pollution Prevention Plan (SWPPP), and approval from the Landscape Review Committee for a landscape plan.

Reason for Board Action: The Town Board has the authority to consider this request after holding a Public Hearing.



NOCO Forestry Site Plan

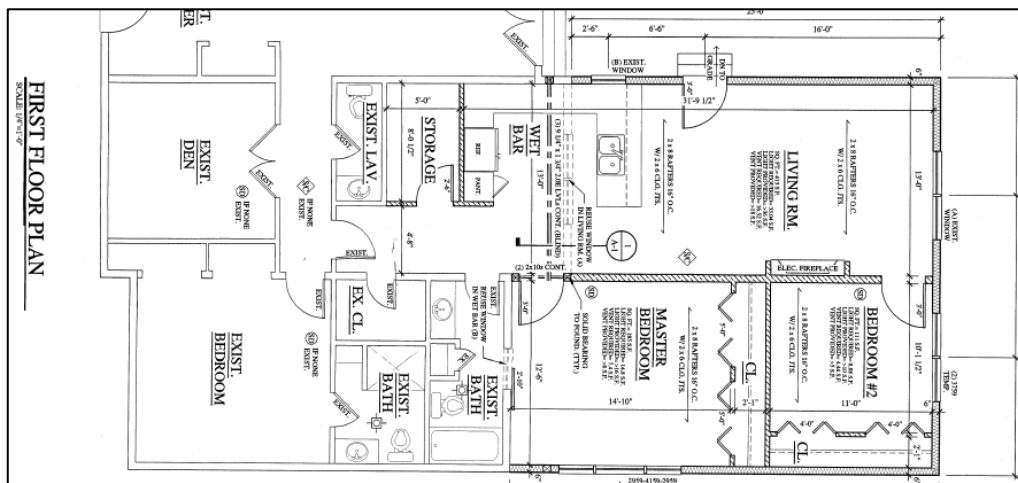
2. John & Laurel DiBrog

Location: 10407 Clarence Center Road. South side of Clarence Center Rd, east of Strickler Rd.

Description: Existing residence on a 4.8-acre parcel in the Agricultural-Rural Residential zone.

Proposal: The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence. The addition is proposed to be approximately 783 sqft and to the rear of the home as an expansion of an existing bedroom.

Reason for Board Action: The Town Board has the authority to consider this request after holding a Public Hearing.



10407 Clarence Center Road Secondary Living Unit Floorplan



10407 Clarence Center Road Secondary Living Unit Elevations

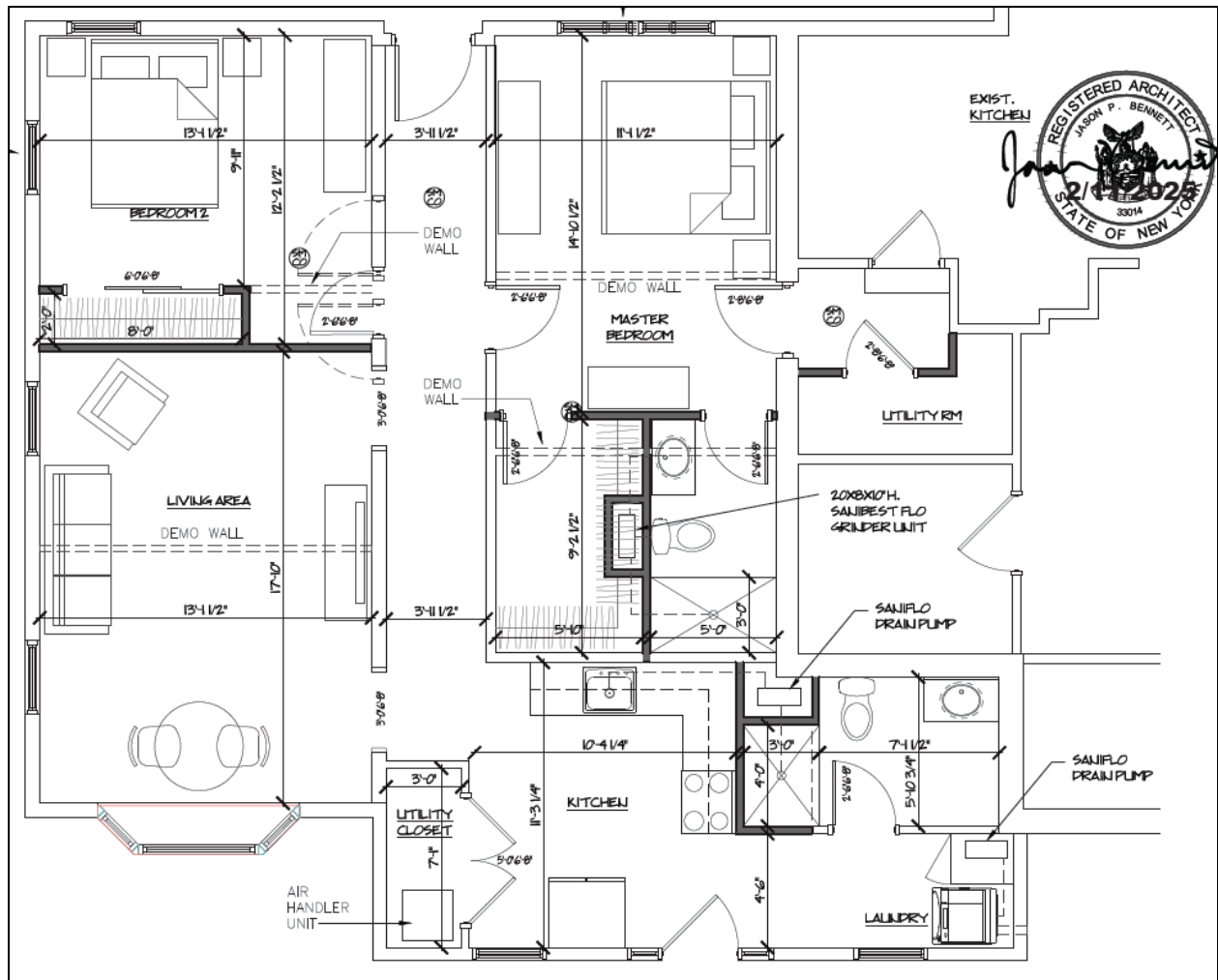
3. Joshua Horton

Location: 8395 Transit Road. East side of Transit Road, south of Tonawanda Creek Road.

Description: Existing residence on a 0.7-acre parcel in the Major Arterial zone.

Proposal: The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit within the existing home. No exterior addition to the home is proposed. The applicant is in the process of purchasing the property, and currently the space proposed to be a secondary living unit is unfinished.

Reason for Board Action: The Town Board has the authority to consider this request after holding a Public Hearing.



8395 Transit Road Secondary Living Unit Floorplan

Formal Agenda Items: Two

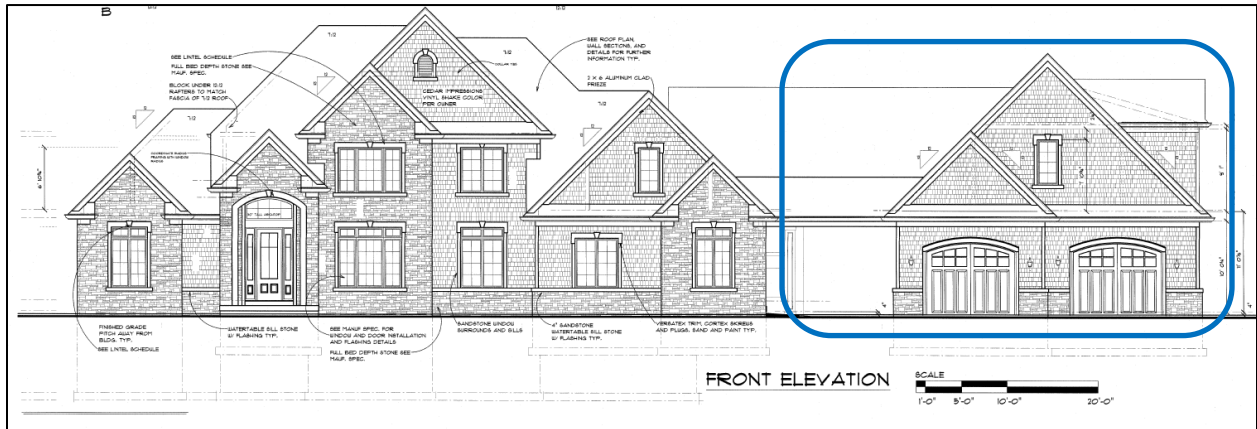
1. Frank & Julie Rivett

Location: 10100 Shamus Lane. Northerly lot at the terminus of Shamus Lane.

Description: Existing 9.2-acre property in the Agricultural-Rural Residential zone containing a single family home in a previously approved major subdivision known as Strickler Estates.

Proposal: The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence. The addition is in the form of an attached 2-story carriage house with first floor garage and patio, and second floor secondary living unit.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal. Alternatively, The Town Board has the authority to consider this request after setting and holding a Public Hearing.



10100 Shamus Lane Front Elevation

2. Vision Sheridan

Location: Sheridan Drive from Transit Road to Main Street, and Harris Hill Road between Greiner Road and Sheridan Drive.

Description: Vision Sheridan is a neighborhood master plan promoting a visually and physically vibrant community corridor that connects to the history of the Town while pursuing sustainable growth, creating destinations, and maintaining a high quality of life for residents and employees.

Plan Link: <https://www4.erie.gov/clarence/sites/www4.erie.gov.clarence/files/2025-03/vision-sheridan.pdf>

Proposal: The plan was commissioned by the Clarence Industrial Development Agency (CIDA), and formally accepted by the CIDA and recommended for adoption to the Town Board on March 20th.

Reason for Board Action: The Town Board has the authority to adopt Vision Sheridan as an addendum to Clarence 2030, the Town's Comprehensive Plan.

Work Session Items: One

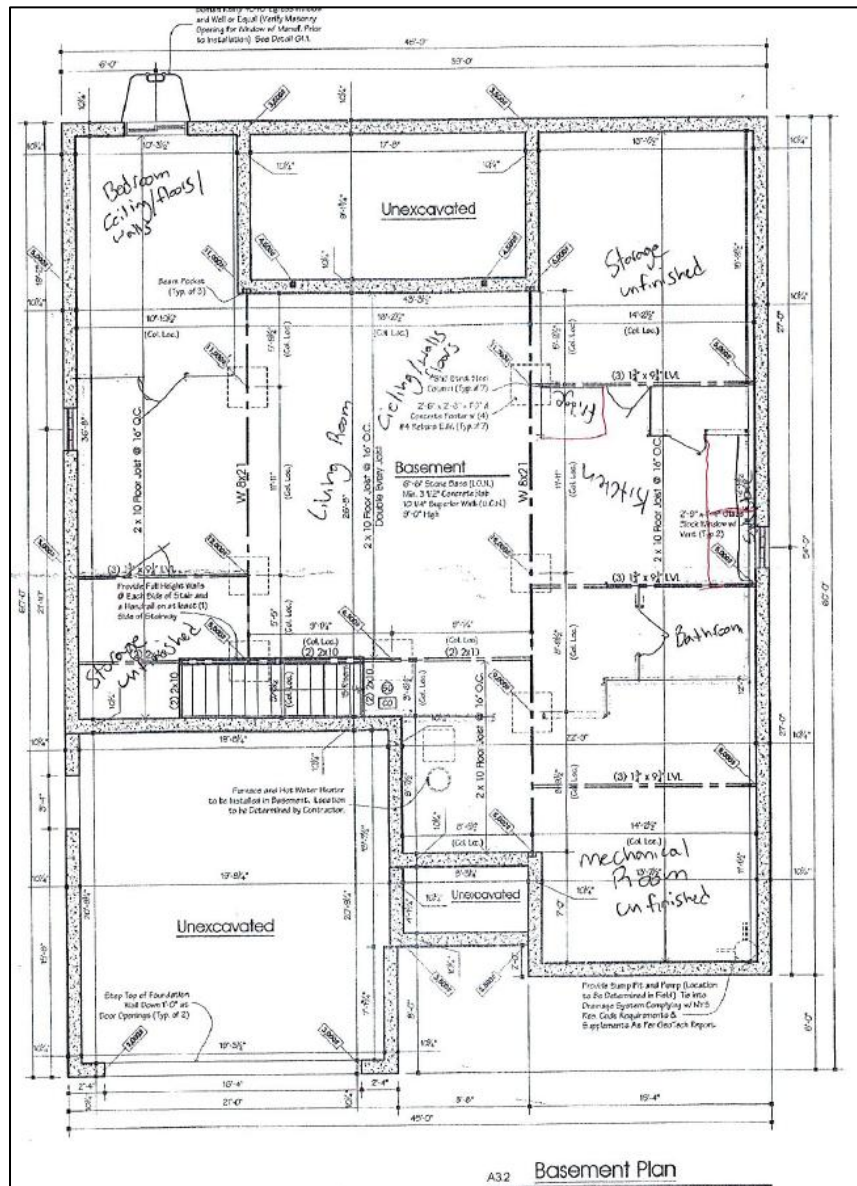
1. Maria & Nick Tiberia

Location: 5659 Creekwood Court. East side of Creekwood Court.

Description: Existing residence in the Creekwood Meadows subdivision on a 0.2-acre parcel in the Residential Single-Family zone.

Proposal: The applicant is requesting a Public Hearing to consider a Special Exception Use Permit for the construction of a secondary living unit within the existing home's basement. No exterior addition is proposed. The use of the space would be for seasonal cooking and extended family visits.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal. Alternatively, The Town Board has the authority to consider this request after setting and holding a Public Hearing.



5659 Creekwood Court Basement Sketch Plan